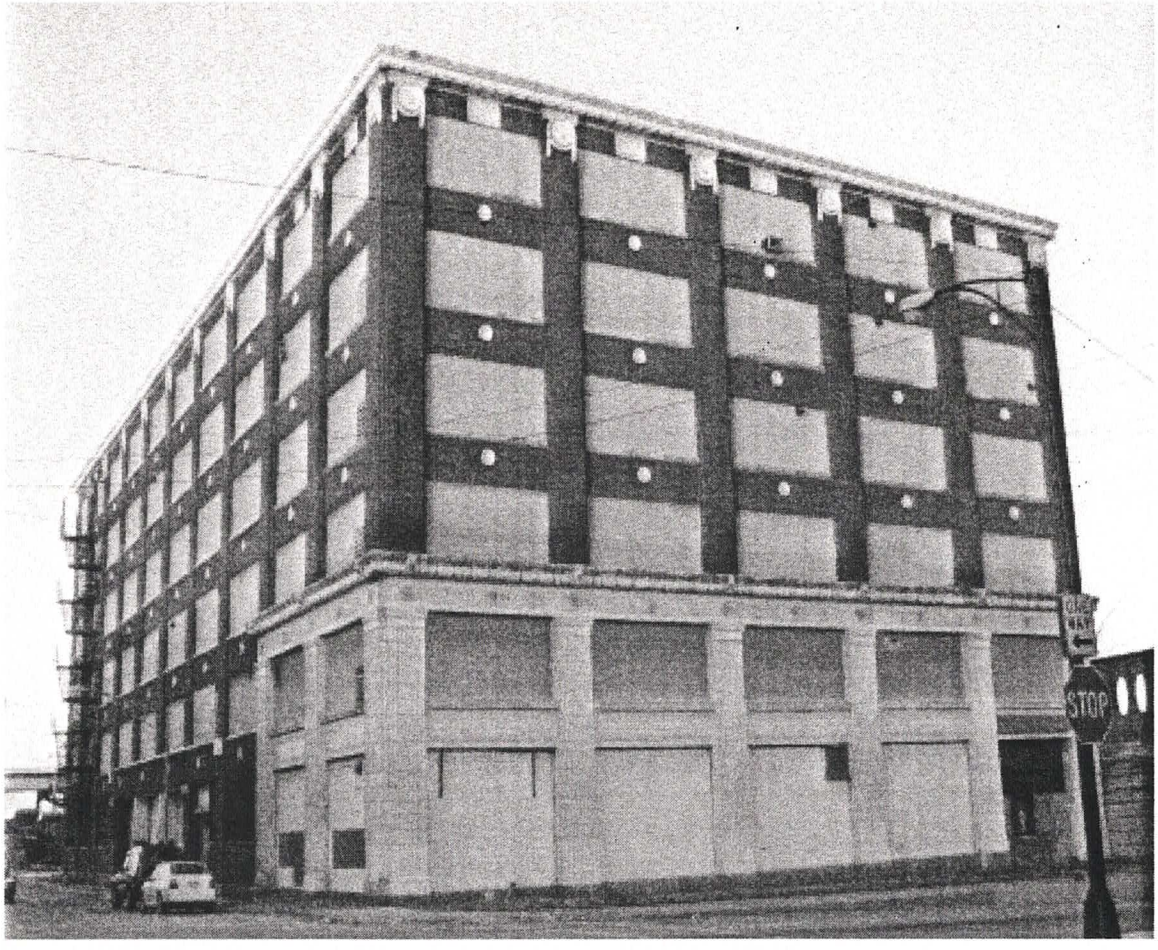
LANDMARK DESIGNATION REPORT



Lindmann & Hoverson Co. Showroom & Warehouse Building

2620 W. Washington Blvd.

Preliminary Landmark recommendation approved by the Commission on Chicago Landmarks, August 7, 2008

CITY OF CHICAGO
Richard M. Daley, Mayor

Department of Planning and Development
Arnold L. Randall, Commissioner

The Commission on Chicago Landmarks, whose nine members are appointed by the Mayor and City Council, was established in 1968 by city ordinance. The Commission is responsible for recommending to the City Council which individual buildings, sites, objects, or districts should be designated as Chicago Landmarks, which protects them by law.

The landmark designation process begins with a staff study and a preliminary summary of information related to the potential designation criteria. The next step is a preliminary vote by the landmarks commission as to whether the proposed landmark is worthy of consideration. This vote not only initiates the formal designation process, but it places the review of city permits for the property under the jurisdiction of the Commission until a final landmark recommendation is acted on by the City Council.

This Landmark Designation Report is subject to possible revision and amendment during the designation process. Only language contained within the designation ordinance adopted by the City Council should be regarded as final.

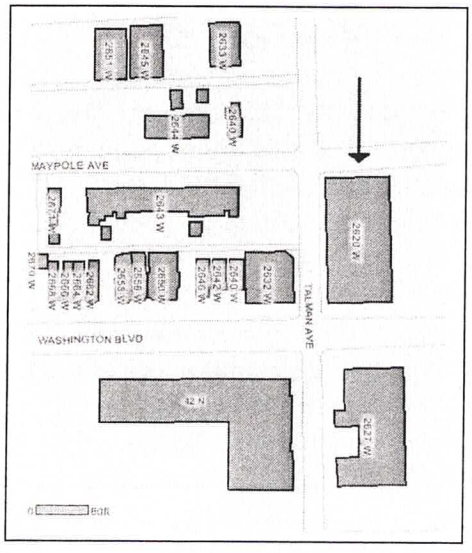
LINDEMANN & HOVERSON COMPANY SHOWROOM AND WAREHOUSE BUILDING

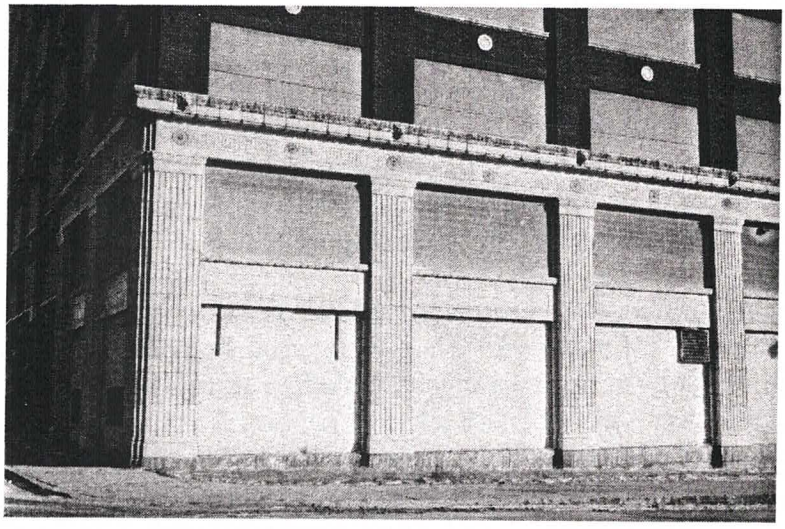
2620 W. WASHINGTON BOULEVARD

BUILT: 1924
ARCHITECTS: PAUL GERHARDT, SR.

The Lindemann & Hoverson (L & H) Company Showroom and Warehouse Building, located in Chicago's East Garfield Park, is a significant multi-story warehouse design by noted Chicago architect Paul Gerhardt, Sr. Gerhardt, whose 50-year career in the late 19th and early 20th centuries includes designs for Cook County Hospital and a number of monumental Chicago public schools, was also a pioneer in the design of reinforced-concrete industrial buildings. The six-story Lindemann & Hoverson Company Showroom and Warehouse is a mercantile building of reinforced-concrete, flat-slab construction with a handsome pressed-brick and terra-cotta exterior. It is ornamented with Classical-style white glazed terra-cotta ornamentation decorating the first- and second-stories and roofline.

The building was constructed in 1924 as a sales showroom and warehouse for the Milwaukee-based A. J. Lindemann & H. C. Hoverson Company, which specialized in the manufacture of a wide range of heating devices, including stoves, ranges, and water heaters, as well as kitchen appliances like hot plates and waffle irons. The Lindemann & Hoverson Company chose a location in an industrial corridor along the Chicago & North Western Railway and Penn Central tracks at the eastern edge of the East Garfield Park community due to its excellent rail connections. The building contains a first-floor showroom that originally showcased the company's product line, while upper floors provided warehouse storage. The Lindemann & Hoverson Company occupied this Chicago location for 17 years from 1924 until 1941. It was then occupied by the International Register Company of Chicago until 1958 and remained a storage facility for a succession of companies until recent years. Today, the Lindemann & Hoverson Company Showroom and Warehouse Building is one of a handful of significant early 20th-century warehouses within East Garfield Park's once thriving industrial corridor.





The Lindemann & Hoverson Company Showroom and Warehouse Building stretches along N. Talman Ave. with its main entrance facing Washington Blvd. And its eastern elevation abutting the Chicago & North Western Railway viaduct. Built in 1924, the flat-slab, reinforced-concrete loft structure was designed to house a first-floor showroom facing Washington Blvd., plus upper-floor storage.

ARCHITECTURE OF THE LINDEMANN & HOVERSON COMPANY SHOWROOM AND WAREHOUSE BUILDING

Paul Gerhardt, Sr.'s design for the Lindemann & Hoverson (L & H) Company Showroom and Warehouse Building combines a typical 1920s-era flat-slab, reinforced-concrete structure with a finely-detailed pressed-brick and terra-cotta exterior. Flat-slab construction consists of a grid network of wide concrete columns with flared tops and flat concrete plates supporting reinforced-concrete floor slabs. This type of construction, with open floor plans that could accommodate a variety of uses, was especially suited for the L & H Company, which planned to occupy the first three floors of the building and rent out the rest as office and warehouse space. Although concrete loft buildings were usually functional structures that were not highly ornamented, Gerhardt's design for the six-story L & H Company Showroom and Warehouse Building features an impressive two-story terra cotta base with fluted pilasters, four stacked floors faced in red pressed brick, and a terra-cotta cornice at the top. The terra-cotta ornamentation was undoubtedly meant to draw attention to the company's showroom, the entire interior of which was also covered with gleaming white terra cotta.

The internal concrete structure of the Lindemann & Hoverson Company Showroom and Warehouse Building is displayed on the outside in the simple grid appearance of its applied pressed-brick facades. Window bays are separated by slightly-projecting vertical brick piers, and floors are divided horizontally by brick spandrel panels accented with circular terra-cotta medallions. Capitals for the brick piers are circular panels with central rosettes and draping garlands, which mark the window bays on three sides of the building and wrap around the corners of the east (railroad) facade. Along the roofline are terra-cotta rectangular panels with Classical-style griffins (mythological beasts with eagle heads and wings paired with lion bodies) and projecting cornices with foliate ornament.

Window and door openings are accented with brick soldier course lintels and brick dentils just below terra-cotta sills. Brickwork also accents the classically-inspired three-bay truck façade, framed by a slightly projecting brick portico, with brick dentil frieze, brick pilasters, and terra-cotta panels.

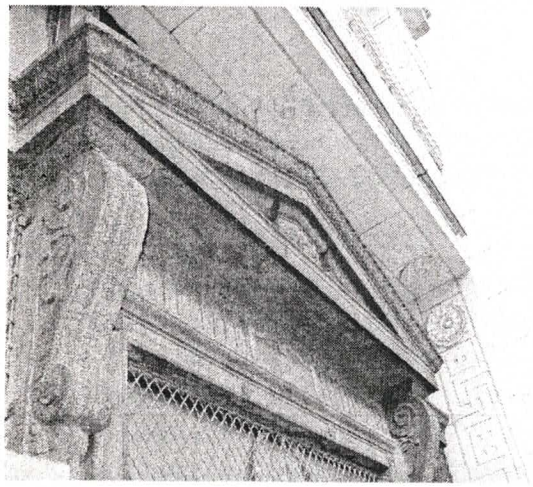
A visually-striking two-story, white terra-cotta base visibly demarcates the showroom portion of the building. Elegant fluted terra-cotta pilasters divide structural bays along the first and second stories of the front (Washington) façade and part of the west (Talman) façade. Above the pilasters is a terra-cotta frieze displaying a repeated Greek-key motif and rosettes. The ground floor once featured large display windows along Washington and wrapping around two bays of the Talman elevation. The principal entry in the easternmost bay on the Washington façade has a Classical-style pediment topping a double-door entry, generous sidelights and transoms. The frieze above it has a Greek-key design and rosettes, while the foliated cornice is marked with lion heads. This entry leads into a lobby that, in turn, leads to the original showroom.

The west (Talman Avenue) façade of the building has a secondary employee entrance that is also trimmed with ornamental terra cotta. On either side a few of the original multi-light metal window sash remain in place. There is a three-bay truck loading dock where the company's products were brought in and out of the building. The north (Maypole Avenue) façade has

window openings and brick and terra-cotta treatment that is similar to that found on the west facade. The ground floor on this elevation has a variety of different openings, including a single truck dock and another secondary entrance, although with no ornamentation. The east (railroad) façade is considerably plainer. Service dock openings also line this façade, where rail transit is situated. According to historic photographs, window openings on the street facades originally had three grouped fixed metal window sash with pivoting metal hopper windows at the center. Almost all window openings were filled with concrete block in 1979.

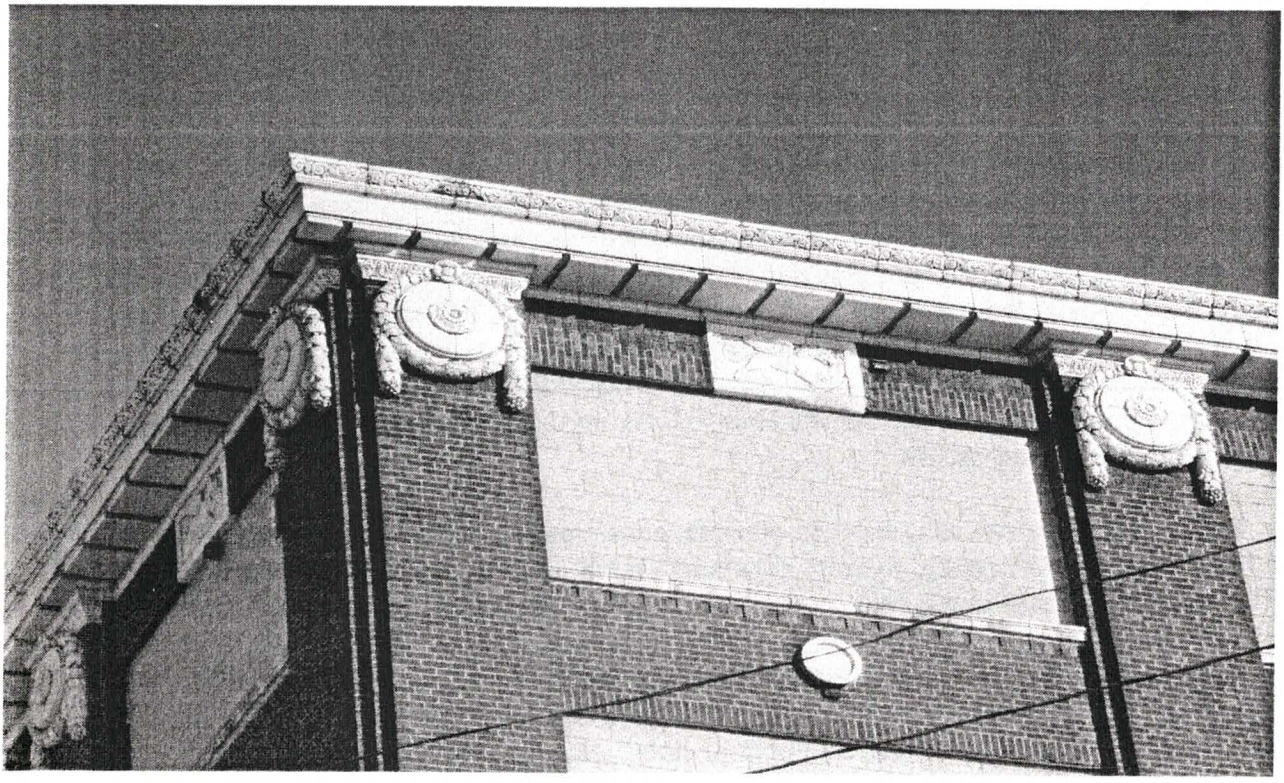
Metal fire escapes, supplied by the Standard Fire Escape Company of Chicago, are attached to the west and north facades. At one time, a water tank was located towards the east end of the building on the roof. The brick platform still remains indicating its former location. Adjacent to the platform is a brick rectangular tower.

The interior of the Lindemann & Hoverson Company Showroom and Warehouse Building was designed for two purposes. The first was to house a company showroom to highlight the company's products, while the remainder of the building was to accommodate a warehouse with optimum functional utility. Gerhardt designed a building whose exterior clearly expresses and distinguishes its two interior functions of showroom and warehouse. The terra-cotta framing of the ground-floor showroom calls attention to the large display windows where the company's products would have been visible. The more utilitarian brick treatment of upper-floor facades is suitable for their warehouse function. The cornice which tops the building is reflective of classical orders, yet individualistic in its ornamental detail. Despite the loss of most of the original windows in this building, the masonry materials and configuration of all exterior facades are intact.



The building's main entrance is finely detailed with Classical ornament, including a bracket-supported triangular pediment.

The exterior of the Lindemann & Hoverson Company Showroom and Warehouse Building features a handsome terra-cotta base with fluted pilasters, Greek-key designs, rosettes, and lion-head ornament. The capitals of the brick piers have central rosettes and draping garlands, while griffin-decorated panels are located under the projecting cornice.



INDUSTRIAL ARCHITECTURE AND THE LINDEMANN & HOVERSON COMPANY SHOWROOM AND WAREHOUSE BUILDING

The industrial building as a building type was first created after 1800 when manufacturing shifted away from individual artisans laboring in small workshops to a process that involved a series of large machines, each doing a separate task, to create a single product. This introduced the need for special purpose structures designed and built just for industry. Many early industrial buildings were one-story buildings, however in urban areas where land values were high and space was in demand, the industrial building evolved into a new type: the multi-story industrial loft building. The loft is multi-purpose and can be used for manufacturing and assembly operations, materials storage, office and support functions, machine shop and equipment repair, and a variety of other industry-specific uses. The Lindemann & Hoverson Company (L & H) Showroom and Warehouse Building is a prime example of the multi-story industrial loft building type.

The loft is generally rectangular with a flat roof and may be one of several types of construction: standard mill timber frame, reinforced concrete, or steel skeleton construction. Standard mill construction, which predominated in the 19th century, has a framework of heavy wood columns supporting timber beams, and small wood, double-hung windows penetrating thick masonry exterior walls. Reinforced concrete became the primary structural material for multi-story loft construction after 1900. This material permitted a structural skeleton with wide areas between columns to be filled with windows for maximum daylight. Structures of concrete were more fire-resistant, less susceptible to vibration, cleaner and safer than wood or load-bearing brick.

Two variations of reinforced-concrete construction were employed in the early 20th century: beam-and-girder construction and flat-slab construction. Flat-slab construction, as seen in the L & H Company Showroom and Warehouse Building, features wide, usually round columns having flared tops (the "mushroom system") that support broad, flat, concrete plates. These columns and plates in turn support a reinforced concrete floor slab of uniform thickness with no dropped beams. This became the preferred method after 1920 because it permitted easy installation of uninterrupted conduit and ducts along the ceilings. Ceilings were characteristically 12 to 14 feet tall, and the structures had flat roofs similar to mill construction. Freed from load-bearing requirements, exterior walls could have large expanses of windows, typically filled with multi-light steel sash. Typical window configurations included operable center pivot (as found in the L & H Company Showroom and Warehouse Building), awning, or hopper sections that opened with rods or pull chains.

The first American patents in reinforced-concrete construction were attained in the late 1860s. and in 1875 the first successful reinforced-concrete building was constructed by engineer William Ward in Port Chester, New York. Experiments by engineers in France and America in the late 19th century and early 20th century furthered the use of reinforced concrete. By 1907, civil engineer Claude A. P. Turner had developed the "Mushroom System" of flat slab construction. and his work was published in *Western Architect* in May 1907. The "Mushroom System" embedded reinforcing bars in the floor slabs. extending from column to column. It is

named for the flared shape of the concrete column heads that spread the weight of the floors throughout the building.

Reinforced-concrete loft structures built between 1900 and 1930 were often utilitarian structures designed by engineers, without benefit of an architect. Lesser-known firms borrowed the new technology from trade publications and offered their services to economy-minded industrialists. Yet a handful of architects, including a number in Chicago, refined techniques in reinforced concrete construction and inserted architectural interest into what had once been featureless construction. More finely-designed industrial buildings of this era in Chicago reflect experimentation with wall treatments and decorative elements either by integrating dramatic decorative detailing based on past historic styles or by expressing modernity in proportional designs with simplified ornamentation.

Paul Gerhardt, as a pioneer in reinforced-concrete construction, chose this type of loft construction for its fireproof, strength, and vibration-free qualities. Its open floor plans could accommodate a variety of uses, especially suited for the Lindemann & Hoverson Company, which planned to occupy the first three floors of the building and rent out the rest as office and warehouse space. Although Gerhardt used continuous window walls in other multi-story industrial loft buildings, his client was looking for a warehouse and showroom structure that did not demand the high levels of light required for a manufacturing facility. Instead, Gerhardt focused on the Lindemann & Hoverson Company's dual purpose of showroom and warehouse.

ARCHITECT PAUL GERHARDT, SR.

When the Lindemann & Hoverson Company sought an architect for their new building in Chicago, they looked for an expert in industrial building design. Chicago's emergence as a major United States manufacturing center offered considerable work and exciting challenges to architects who were pioneering achievements in concrete engineering and innovative industrial building design. Chicago architects such as Alfred Alschuler, George C. Nimmons, Howard Van Doren Shaw, and Richard Schmidt are recognized for having moved the industrial factory from earlier featureless structures to aesthetically pleasing designs. Another of these pioneering architects was German-born Paul Gerhardt, Sr., whose arrival in the U.S. was due to his industrial building expertise.

Paul Gerhardt, Sr. was born in Dobeln, Saxony, Germany on December 24, 1863. He attended the Royal Academy in Leipzig and earned an engineering degree at the Technical University of Hanover in 1884. He then came to the United States in 1890 at the behest of the German Textile Corporation to design and construct spinning mills. His expertise with textile mills led to an understanding of utilitarian forms and industrial processes, leading him to design one of the largest mills in the United States—the Botany Worsted Mill in Passaic, New Jersey. Gerhardt continued to take commissions for other large manufacturing facilities throughout his career, including a number of mill complexes, a plant for the International Gas Engine Company in LaPorte, Indiana, and a distillery in Elgin, Illinois.

Other notable structures by Paul Gerhardt, Sr. include Cook County Hospital, Lane Technical High School, and Von Steuben High School.

In 1893, soon after his arrival in Chicago, Gerhardt started his own architectural firm, taking on various residential, commercial, and industrial projects. Prolific in the first decade of the twentieth century, his list of projects from the *American Contractor* alone numbers nearly 70 between 1898 and 1910. Projects announced in the *Chicago Daily Tribune* from that period include apartment and flat buildings, such as the brownstone-clad "Roseberry Flats" on Elaine Street (1896). Additionally, by 1910, Gerhardt's *Who's Who* listing cites him as the architect for "many warehouses, mercantile buildings, and hotels" in and around Chicago.

According to Frank A. Randall's *History of the Development of Building Construction in Chicago*, Gerhardt's work during this period includes: the Hall Building (1908, demolished), a seven-story industrial building of heavy mill construction located at 440-472 W. Superior St.; and the Winston Building (1911, demolished), a seven-story industrial building of flat slab construction and concrete exterior at 341-349 E. Ohio St. Some of his most noted designs in his early career in Chicago were hotels and restaurants for German clientele, including an earlier Bismarck Hotel, the Rienzi restaurant and at least ten tavern buildings in Chicago for the Pabst Brewing Company constructed between 1898 and 1910.

In December 1910, Gerhardt was picked to replace William Holabird as Cook County architect. Soon after, the Cook County Board announced that a new county hospital building would be constructed. As county architect, Gerhardt drew up designs for the new building, a visually impressive Beaux Arts-style building that remains on Chicago's Near West Side along Harrison Street. However, due to numerous clashes with the County Board over the hospital building and other issues, Gerhardt was forced to resign his post as County Architect in January 1913. The design of the hospital, which was completed within the year, remained Gerhardt's, however, and it remains one of his best-known buildings.

After leaving his position as Cook County architect, Gerhardt returned to private practice until 1928, when he was chosen to serve as supervising architect for the Chicago Board of Education. Some of the more notable school buildings designed by Gerhardt during his three-year tenure include the mammoth Lane Technical High School at 2501 W. Addison (1930) and the terra-cotta-ornamented Von Steuben High School at 5021-55 N. Kimball.

Paul Gerhardt designed the Lindemann & Hoverson Company Showroom and Warehouse Building between his position as Cook County architect and architect for the Chicago Board of Education. According to notices in the *Chicago Tribune*, Gerhardt continued to take commissions similar to those he had in the first decade of the twentieth century, including hotels, multi-family residences, mercantile and manufacturing buildings, and some commercial structures. Some of the known buildings Gerhardt designed in Chicago during this time period include the Three Links Temple, now DANK-HAUS (a German cultural center) at 4740-48 N. Western Avenue; the Schlake Dye Works Plant, 4203 W. Grand Avenue (1921); the Fraternal Order of Eagles Building (c. 1921, demolished), Carpenters' District Council Building, and the Edgewater Athletic Club (c. 1928, demolished). Many buildings designed by Gerhardt were announced in local newspapers and architectural publications were for hotels, small commercial buildings, and apartment buildings.

Although Paul Gerhardt, Sr. is best known for his municipal and school designs, he was a pioneer in industrial architecture for his efforts to increase the glazed wall area of reinforced concrete buildings. In 1917, Gerhardt patented a new type of industrial reinforced-concrete loft design, noteworthy for introducing continuous sash or window walls to industrial buildings. Patent number 1,243,281, dated October 16, 1917 proposed illuminating interior spaces by introducing the supporting floor columns in back of the sash line and extended floor slabs six inches to allow for continuous window walls. Gerhardt's Winston Building (1917, demolished), located at 341-349 E. Ohio Street, was a seven-story industrial building of flat slab construction and concrete exterior that is considered the first structure to use this construction method.

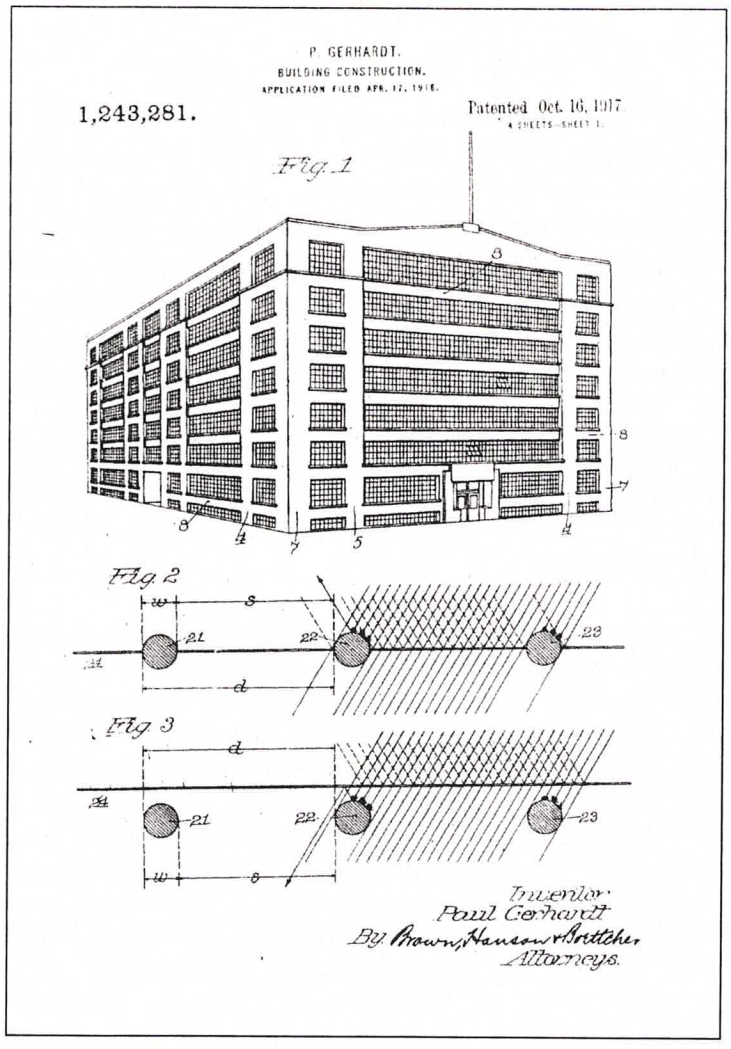
Seven years after his patent in 1924, Gerhardt was hired as architect for the Lindemann & Hoverson Company Showroom and Warehouse Building. The building is of flat-slab, reinforced-concrete loft-type construction, but did not utilize his patented design.

Although a variety of sources state that Gerhardt designed many mercantile buildings and warehouses in Chicago during his architectural career, very few of those buildings are known today. Of the thirteen buildings attributed to Gerhardt in the Chicago Historic Resources Survey (CHRS), only two— the Ontario Building at 411 W. Ontario Street (1916), a manufacturing building and the Marty Building at 216 W. Ohio Street (1915), a mercantile building with Renaissance Revival-style inspiration—appear to be industrial. Most of the rest of his work documented by the CHRS is either residential construction or school buildings from Gerhardt's tenure as architect for the Chicago Board of Education. The Lindemann & Hoverson Company Showroom and Warehouse Building is one of the best examples of Paul Gerhardt's industrial and warehouse designs remaining in Chicago.

HISTORY OF THE A. J. LINDEMANN & H. C. HOVERSON COMPANY

When the A. J. Lindemann & H. C. Hoverson Company of Milwaukee decided to open a showroom and warehouse in 1924 in Chicago's East Garfield Park community area, they were already an established firm. The Lindemann & Hoverson Company, incorporated in 1890, had its beginnings in the mid-1870s as a small hardware store started by Albert J. Lindemann and his father John in Milwaukee, Wisconsin. The father-son team soon expanded the business with light metal work and "tinning," and by the time Albert teamed up with partner H. C. Hoverson in 1890, the firm was doing a brisk business selling light steel cooking utensils and pans as well as solid fuel stoves and ranges.

The newly-formed company opened a five-story factory on Hanover Street in Milwaukee, employing over 200 people in the manufacture of its wood- and coal-burning stoves. They also opened their first office in Chicago at 620 Orleans Street. This location served as their headquarters and sales center in the city until the construction of the Lindemann & Hoverson Company Showroom and Warehouse Building in 1924.


P. GERHARDT.
BUILDING CONSTRUCTION.
APPLICATION FILED APR. 17, 1916.

1,243,281. Patented Oct. 16, 1917.

4 SHEETS—SHEET 1.

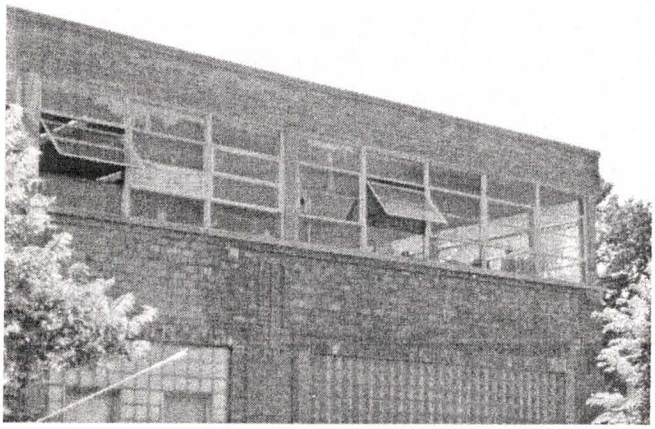
Fig. 1

Fig. 2

Fig. 3

Inventor:
Paul Gerhardt
By Brown, Hanson & Bottcher,
Attorneys.

Gerhardt's Patent No. 1, 243,281 (right), issued in 1917, called for continuous window walls in industrial buildings. This technique was used for a building at 4203 W. Grand (bottom left). Gerhardt's industrial loft building at 411 W. Ontario, designed in 1916, was recently converted to condominiums.



Although the company offered a wide variety of products, they were best known for their ornate stove designs, many of which were patented. The Lindermann & Hoverson Company continued to evolve and broaden their product range as wood and coal gave way to gas and oil. The company reached its peak in the mid-1920s with the introduction of a complete line of electric ranges and small electric appliances, including toaster ovens, hot plates, waffle irons, and lanterns. At the same time it opened a sprawling 10-acre factory complex on Cleveland Avenue in Milwaukee that housed more than 1,000 workers. It was during this period that the company chose to construct a new showroom and office space in Chicago.

In 1924, the Lindemann & Hoverson Company purchased a property owned by the Chicago & North Western (C & NW) Railway located next to tracks that ran north and south just east of Talman Avenue. Here they constructed their 99 x 190 x 70 mercantile building. The *Chicago Daily Tribune* reported:

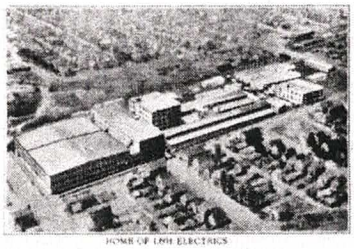
> Contracts were let yesterday and work is to start at once on a six story warehouse and office building, to cost $475,000 and to occupy the entire block of west frontage on Talman, extending from Washington Boulevard to Park Avenue and east to the Chicago and Northwestern tracks. It will be erected by the A. J. Lindemann & Hoverson Company of Milwaukee, makers of various kinds of stoves and ranges, from plans by Architect Paul Gehrhardt (sic). The stove concern will use two or three floors and rent the balance. There'll be offices on each floor on the boulevard side of the new building, with the balance of the space for warehouse purposes. The property, 190 feet on Talman and 80 feet on both Washington and Park, was bought from the Northwestern railroad for $45,000. The buyer is one of the oldest concerns of its kind in the middlewest, having operated a factory in Milwaukee for forty years. It has maintained a Chicago branch at 620 Orleans for thirty years. George W. Rue is manager.

The Lindemann & Hoverson Company continued to prosper until the late 1930s, when a series of bitter labor disputes created production problems. The company discontinued its line of small electric appliances, while continuing to manufacture stove, ranges, and heaters. A. J. Lindemann retired as president of the company in 1939, just two years before his death. Lindemann's son Eugene took over the running of the company. In 1941, the company left their showroom and warehouse on Washington Boulevard, which became occupied by the International Register Company of Chicago. In 1958, the Lindemann & Hoverson Company was bought by Chilton Metal Products, Inc. and Otto A. Boheim, both of Wisconsin.

A detail of one of the griffin-ornamented panels under the foliate-detailed cornice.

The Lindemann & Hoverson Company, founded in Milwaukee in 1890, offered a wide range of products when it opened its showroom at 2620 W. Washington in 1925. These included stoves, water heaters, electric ranges, waffle irons and toasters. This image of the Milwaukee plant and the catalog items illustrated here are from 1929, shortly after the Chicago facility opened.

L&H ELECTRICS RANGES



HOME OF L&H ELECTRICS

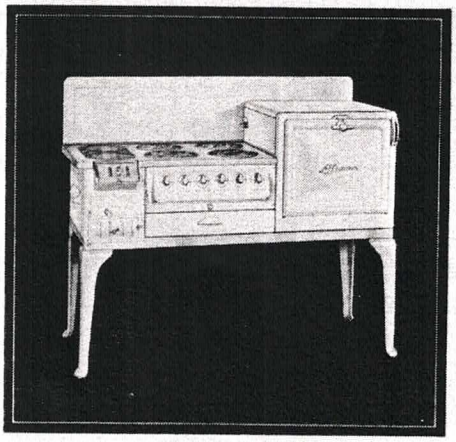
RANGES, AIR HEATERS, KITCHEN HEATERS,
WATER HEATERS AND APPLIANCES

29-R-3

A. J. LINDEMANN & HOVERSON CO.
Milwaukee, Wisconsin, U.S.A.

CHICAGO 2620 W. Washington Blvd. | DENVER 2159 North Speer Blvd. | NEW YORK 136 W. 42nd St. | SAN FRANCISCO 725 Bryant Street

L&H ELECTRICS COMBINATION RANGES



No. 8044—Series Combination Range with Built-in Kitchen Heater
Automatic
(Patented and Patents Pending)

No. 8044E, R or L—Regularly shipped with temperature control, Reciprocating Load-Balancing Switches

No. 8044D, R or L—Same as above except equipped with Reciprocating Series Parallel Switches.

Enclosed type surface units furnished on special order.

Be sure to order by Complete number. If not specified, Right Oven Ranges with Load Balancing Switches will be shipped.

Has cast iron cooking top and legs, angle iron frame, bolted type. White porcelain enamel finish throughout with gray trim. One-piece, rust proof, rounded cornered oven—porcelain enameled. Porcelain enameled service drawer with sift-built drip pan. Visible oven heat control. Convenience outlet. Individually fused units. Kitchen Heater equipped with duplex grates, burns either coal, wood or coke. Can be equipped with six-way calrod units or base coils.

Time control can be added at any time.

20

HISTORY AND DEVELOPMENT OF EAST GARFIELD PARK

The earliest beginnings of the East Garfield Park community, where the Lindemann & Hoverson Company Showroom and Warehouse Building was built, date to the late 19th-century. On February 27, 1869, when the area was mostly prairie and marshes, the City of Chicago annexed west side lands from Western Avenue to Pulaski Avenue and North Avenue to about 39th Street, including the parcel upon which the building is located. In that same year, the West Park Commission of Chicago began planning a series of large picturesquely-designed parks—Humboldt, Douglas and Garfield—to serve residents.

Between 1871 and 1874, the 184-acre Garfield Park was developed on the western edge of the East Garfield Park community area. In anticipation of residential development, the city invested some municipal services, including the extension of streetcar service westward from the Loop along Madison Street. When the Lake Street Elevated "L" line opened in October 1893, it provided enhanced opportunities for all types of development, including warehouse and industrial.

The Kinzie Industrial Corridor, at the north end of East Garfield Park, was one of the city's earliest and largest industrial corridors, with warehouse and factory buildings hugging the rail lines. Low land values and taxes led to increased industrial development in East Garfield Park between 1900 and 1914, particularly along its railroad tracks. In 1905-06, Chicago's largest mercantile facility of its time was constructed by Sears, Roebuck & Company in North Lawndale, near its boundary with East Garfield Park. The four-block-long plant, designed by the architectural firm of Nimmons and Fellows, contained a merchandise building, a four-story printing building, a fireproof office building housing company administration offices, a machinery building, and a power house. Many companies learned from the design of the Sears plant, particularly those who sold goods through catalogs, handled orders, and used freight service for delivery. Visually appealing and well built, the Sears, Roebuck & Company plant not only was successful in exhibiting how utilitarian designs could be functional and eye-catching, it also solidified the West Side as a principal industrial area of Chicago. Soon, others would follow Sears' lead and establish and build in the area, including the Lindemann & Hoverson Company.

The Lindemann & Hoverson Company Showroom and Warehouse Building site was along an important rail offshoot from the Chicago & North Western Railway main line and rail yards where another industrial corridor developed, spilling outward from the larger Kinzie corridor. In the 1890s, there were companies established alongside the tracks on Talman Avenue and Rockwell Street, mixed in with residential flat buildings. By 1896, these companies included the M. C. Bullock Manufacturing Company (iron workers); Swift & Company's Madison Street Market; Armour & Company's Wholesale Meats; the West Chicago Street Railroad Company's Cable Power House, Banner Brewing Company, Western Fuel Company Coal Yard; and the Boyd, Stickney & Company Coal Sheds. By the 1920s, additional industrial development included the Sullivan Machinery Company, manufacturers of mining machinery; Nelson K. Reese Wholesale Flour & Sugar Company; Hoffman Brothers Beverage Manufacturing Company; Borden Farm Products, Inc.; Savage Brothers Company, manufacturer of candy making machinery; Standard Galvanizing Company; Columbia Naval Stores Company; and the Chicago Cooperage Company.

Following World War II, East Garfield Park experienced decades of decline. Older housing stock deteriorated and neighborhood residents were displaced due to the construction of the Eisenhower Expressway. Public housing was constructed by the Chicago Housing Authority adjacent to and just north of the Expressway including Harrison Courts, built from 1950-52; Maplewood Courts, another elevator building project from 1950-52; and Rockwell Gardens, which was a fifteen-acre project built between 1954 and 1961. As industry depended less on rail service and more on truck transportation, many companies moved out of the city. In East Garfield Park, this trend is reflected in the gradual disappearance of the neighborhood's warehouse and manufacturing buildings. Today, the Lindemann & Hoverson Company Showroom and Warehouse Building is one of the few early 20th-century historic industrial or warehouse buildings remaining that represents this period of development on the north-south Chicago & North Western Railway between Kinzie Avenue and the Eisenhower Expressway.

CRITERIA FOR DESIGNATION

According to the Municipal Code of Chicago (Sect. 2-120-690), the Commission on Chicago Landmarks has the authority to make a final recommendation of landmark designation for a building, structure, object, or district if the Commission determines it meets two or more of the stated "criteria for landmark designation," as well as possesses a significant degree of its historic design integrity.

The following should be considered by the Commission on Chicago Landmarks in determining whether to recommend that the Lindemann & Hoverson Company Showroom and Warehouse Building be designated a Chicago Landmark.

Criterion 1: Critical Part of City's Heritage

Its value as an example of the architectural, cultural, economic, historic, socials, or other aspect of the heritage of the City of Chicago, State of Illinois, or the United States.

- The Lindemann & Hoverson Company Showroom and Warehouse Building exemplifies the importance of mercantile warehouse and industrial development in the history of Chicago during the early 20th century.

Criterion 4: Important Architecture

Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials, or craftsmanship.

- The Lindemann & Hoverson Company Showroom and Warehouse Building is an excellent example of a reinforced-concrete, flat-slab, multi-story loft building that combines a utilitarian structure with a high level of architectural detailing.

- The building's white terra-cotta ornament is finely crafted and detailed with a variety of Classical motifs.

Criterion 5: Important Architect

Its identification as the work of an architect, designer, engineer, or builder whose individual work is significant in the history or development of the City of Chicago, the State of Illinois, or the United States.

- Paul Gerhardt, Sr. was a significant late 19th- and early 20th-century architect who designed a wide variety of buildings in Chicago, including factories, warehouses, mercantile buildings, hotels, schools, and government buildings.

- As Cook County architect, Gerhardt designed the Cook County Hospital building, one of Chicago's finest Beaux Arts-style buildings.

- As architect for the Chicago Board of Education, Gerhardt designed several visually distinctive and significant school buildings, including Von Steuben and Lane Technical High Schools.

Integrity Criterion

The integrity of the proposed landmark must be preserved in light of its location, design, setting, materials, workmanship, and ability to express its historic community, architecture or aesthetic value.

The Lindemann & Hoverson Company Showroom and Warehouse Building retains a majority of its original exterior integrity. The building's exterior brick and terra-cotta walls and detailing remain intact. Most of the building's original windows and storefronts were replaced with concrete block in 1979. However, original window and storefront configurations can be identified from remaining extant windows and historic photos.

SIGNIFICANT HISTORICAL AND ARCHITECTURAL FEATURES

Whenever a building or district is under consideration for landmark designation, the Commission on Chicago Landmarks is required to identify the "significant features: of the property. This is done to enable both the owners and the public to understand which elements are considered most important to preserve the historic and architectural character of the proposed landmark.

Based on its evaluation of the Lindemann & Hoverson Company Showroom and Warehouse Building, the Commission recommends that the significant historical and architectural features for the preservation of this building be:

- All exterior elevations, including rooflines, of the building.

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A detail of the building's cornice and roofline ornament.

ACKNOWLEDGMENTS

CITY OF CHICAGO
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Illustrations
Victoria Granacki: p. 2, 5, 6, 9, 12, 13, 19 (bottom left & right).
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A.J. Lindemann & Hoverson Company. 1929 Catalog: p. 14.

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Printed August 2008; revised and reprinted October 2008.